025.0	0006	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,102,100	/	1,102,100
USE VALUE:	1,102,100	/	1,102,100
ASSESSED:	1,102,100	/	1,102,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASLINGER ROBERT HEINZ &
Owner 2:	FERNANDES RHEINILA RITA
Owner 3:	
Street 1:	58 AMSDEN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAITLAND WILLIAM DAVID JR & -
Owner 2:	MAITLAND NANCY JO -
Street 1:	58 AMSDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3146 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4200.000	661,600	3,700	436,800	1,102,100
Total Card	0.096	661,600	3,700	436,800	1,102,100
Total Parcel	0.096	661,600	3,700	436,800	1,102,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.32 | /Parcel: 350.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17047
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

!2088!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	661,800	3700	4,200.	436,800	1,102,300	1,102,300	Year End Roll	12/18/2019
2019	104	FV	484,100	3700	4,200.	464,100	951,900	951,900	Year End Roll	1/3/2019
2018	104	FV	484,100	3700	4,200.	338,500	826,300	826,300	Year End Roll	12/20/2017
2017	104	FV	453,900	3700	4,200.	294,800	752,400	752,400	Year End Roll	1/3/2017
2016	104	FV	411,600	3700	4,200.	251,200	666,500	666,500	Year End	1/4/2016
2015	104	FV	368,200	3700	4,200.	245,700	617,600	617,600	Year End Roll	12/11/2014
2014	104	FV	368,200	3700	4,200.	202,000	573,900	573,900	Year End Roll	12/16/2013
2013	104	FV	382,500	3700	4,200.	192,200	578,400	578,400		12/13/2012

PRINT

Date	Time
12/10/20	17:35:14

LAST REV

Date	Time
08/07/17	10:57:57

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2088

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAITLAND WILLIA	65298-216		4/30/2015		880,000	No	No		
MAITLAND CATHER	53498-235		9/3/2009	Family	1	No	No		
	15123-385		7/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	17047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2016	1070	Re-Roof	13,740	C				
7/14/2016	969	Manual	20,000		7/14/2016			Replace decking an
9/22/2011	1164	Redo Bat	8,000					
9/22/2011	1165	Redo Bat	8,000					
12/10/2010	2395	Redo Bat	6,900					
4/21/2009	254	Re-Roof	6,800					
6/18/2001	408	Porch	2,500	C				REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS INT REF	HS	Hanne S
6/28/2016	Sales Review	PT	Paul T
5/1/2012	Info Fm Prmt	MM	Mary M
1/26/2009	Meas/Inspect	294	PATRIOT
11/17/1999	Inspected	267	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4200		Sq. Ft.	Site		0	80.	1.30	1									436,800						436,800	

Total AC/HA: 0.09642 | Total SF/SM: 4200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 436,800 | Spl Credit | Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98375714
Const Adj.:	0.98500049
Adj $ / SQ:	164.730
Other Features:	154500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741754
Depreciation:	80109
Depreciated Total:	661645

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

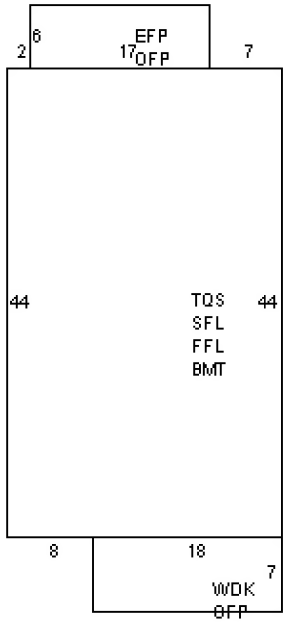
No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.73
Special Features:	0	Val/Su Net:	139.40
Final Total:	661600	Val/Su SzAd	210.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	49.420	56,535
FFL	First Floor	1,144	164.730	188,451
SFL	Second Floor	1,144	164.730	188,451
TQS	3/4 Story	858	164.730	141,339
OFP	Open Porch	228	23.380	5,331
WDK	Deck	126	13.730	1,730
EFP	Enclos Porch	102	53.110	5,417
	Net Sketched Area:	4,746	Total:	587,254
Size Ad	3146	Gross Are	5032	FinArea 3146

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	F	FR	1916	19.42	T	50	104			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700